

# Arlington Historic District Commissions

September 27, 2012  
Whittemore Robbins House

## FINAL & APPROVED MINUTES

### Commissioners

#### Present:

J. Black, B. Cohen, J. Cummings, J. Nyberg, T. Smurzynski, J. Worden

#### Commissioners

#### Not Present:

D. Baldwin, M. Logan, S. Makowka, M. Penzenik

#### Guests:

E. Mayo, D. Fatula, S. Vasilyev,

1. AHDC Meeting Opens 8:08pm
2. Appointment of alternate Commissioners; B. Cohen J. Cummings and T. Smurzynski to Russell Street; J. Cummings, T. Smurzynski to Pleasant Street
3. Approval of draft minutes from August 23, 2012 meeting. J. Worden moved approval, seconded by J. Cummings. Unanimous approval
4. Communications
  - a. Call re: chimney cap on Pleasant Street – fixed on own with no need for changes.
  - b. Extension of permit for solar panels at 25 Avon Place
  - c. Email re: Park Street (not located in District – referred to AHC)
  - d. Resignation of D. Levy from AHDC
  - e. E-mail to AHDC Chair re: 28 Russell Street for porch repair and replacement
  - f. B. Cohen spoke with Dr. Yudowitz, owner 208 Pleasant Street about painting property.
  - g. B. Cohen talked to Andrew Fischer about 10 Avon Place to see project. Found foundation of old stair. Also, owners think it was built around 1850 – incorrect – closer to 1905.
  - h. J. Worden had inquiry about High Rock Church's low wall being redone without certificate application.
  - i. CONA request for 60 Pleasant Street for sliding door replacements
  - j. Pleasant Street owner looking to remove air conditioner, no other changes
  - k. B. Cohen said someone on Arlington List posted question about solar panels needing additional structure reinforcements for roof
  - l. Solar panel deadline extended until October 31, but need request for consultation by September 30<sup>th</sup> still
5. New Business
  - Hearings (typically last around 20 minutes per application) 8:20pm
    - a. Formal Hearing re: 20 Prescott Street for addition of side porch. S. Vasilyev, owner of 20 Prescott, purchased the property about 6 months ago. He wants to build porch on the side elevation that leads to side yard. They live in front unit, so currently only have front entrance with exit to driveway side of house. They want access to right side yard of house so that the kids can access the yard to play. Air conditioning unit would have

to be moved. Proposing to put air conditioning unit a few feet back. Applicant advised to look at reducing footprint to fit within setback requirements and to maybe put 1 air conditioner under the porch and put fence around other. No vote taken. Any structures that extend into the setback limits are under the jurisdiction of the zoning board of appeals, in addition to the Historic Districts Commission. Note that air conditioning units were not on original plans approved by HDC.

- b. Formal Hearing re: 259 Pleasant Street for gutter replacement. Profile samples shown by representative from The Fiberglass Gutter Company. To match the profile of a wood gutter, a fir gutter mold is created and then used. For fasteners – where fascia board comes out they use Azac standout blocks. GRK stainless fastener used. J. Worden moved approval as presented in application and as presented by Ed Mayo of “The Fiberglass Gutter Company” for installation of gutters. Discussion about this being a good solution for other similar projects that have come before the commission. Seconded by J. Nyberg. Unanimous approval. Monitor J. Nyberg
- c. Informal Hearing re: 28 Russell Street. The new owners want to upgrade porch which is in disrepair. Planning to repair wood porch. Will need to replace wrought iron railing and steps. Current steps are too high, decking is unpainted pressure treated lumber. Want to pour concrete footing, rebuild structure of deck, add 1 additional step so that the stairs will have 4 steps instead of the current three. J. Worden suggested that bottom step be granite, not wood which would need to be replaced. J Worden moved that the change is so insubstantial to the building and the district that a 10 day certificate would be appropriate. J. Worden moved approval of 10 day certificate for demolition of original porch with replacement as proposed in application, letter and emails of porch, railing and steps. Seconded by J. Nyberg. Unanimous approval. Monitor appointed J. Nyberg

#### **7. Other Business**

- a. Nominations for Arlington Honor Awards – October 5<sup>th</sup> Deadline Extended to 10/19
- b. Preservation Loan Program Update – No Update
- b. Outreach to Neighborhoods & Realtors – Will be doing mailing soon
- c. Update of Project List by Commissioners – Please try to reduce list

#### **8. OPEN FORUM**

Any matter presented for consideration of the Commission shall neither be acted upon, nor a formal decision made the night of the presentation. – No items presented

#### **9. REVIEW OF PROJECTS (See project list below)**

##### **Project List:**

- 1. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 2. 79 Crescent Hill (Moore, 04-5G) – Cohen-CONA
- 3. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 4. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 5. 15 Montague Street (Barkans, 05-08M) – Cohen – CONA
- 6. 105 Westminster Ave. (Orrigo – 05-27M) – Cohen – COA
- 7. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
- 8. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
- 9. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
- 10. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
- 11. 3 Westmoreland Ave. (Canty – 07-23M) – Makowka – CONA (Roof & Light)
- 12. 246 Pleasant St. (Eykamp – 07-48P) – Makowka – CONA (Windows)
- 13. 149 Pleasant St. (Alberto – 07-53P) – Penzenik – COA (Porch Windows)



14. 23 Maple St. (Town of Arl. – 07-55P) – Makowka – COA (Trim, Siding, Vestibule, Windows)
15. 170 Pleasant St. (Gillis/Kelly – 07-56P) – Cohen – COA (Basement Windows)
16. 72 Westminster Ave. (Colman – 08-01M) – Cohen – COA (Front Porch)
17. 54 Jason Street (Zaphiris – 08-7P) – Makowka – CONA (Front Stairs, Step & Landing)
18. 34 Jason Street (Szymanski – 08-09P) – Makowka – CONA (Deck on Rear)
19. 26 Academy Street (Wright – 08-19P) – Cohen - COA (Deck, Landscaping) – REMOVE \_  
BETH
20. 274-276 Broadway (Galvin -08-20B) – Makowka - CONA (Gutters, Roof)
21. 754 Mass. Ave. (Vorlicek – 08-31J) – Worden – COA (Handicap Lift, Stairs, Entry, Door)
22. 193 Westminster Ave. (Pemsler – 08-33M) – Cohen – COA (porch, siding removal, stairs)
23. 175 Pleasant Street (Lucchese – 08-34P) – Penzenik – COA (fence)
24. 204-206 Pleasant St. (English – 08-35P) – Penzenik – COA (windows, doorway, siding  
removal)
25. 87 Pleasant St. (Calvert - 08-40P) – Makowka – CONA (porch deck & railings)
26. 21-23 Central St. (Mitchell/Dyer – 08-44C) – Makowka- COA (rear addition, stair, landing,  
roof)
27. 393-395 Mass. Ave. (Barkan – 08-45B) – Makowka - 10 Day COA (Shutters)
28. 14 Westmoreland Ave. (Leveille – 08-48M) – Makowka – CONA (Retaining Wall)
29. 25 Avon Place (Smith – 09-02A) – Cohen – COA (Solar Panels)
30. 187 Pleasant Street (Fox – 09-03P) – Levy – COA (Window Removal, Rear Addition)
31. 30 Jason Street (Mallio – 09-04J) – Makowka – CONA (Window Replacement)
32. 81 Westminster Ave. (Lemire – 09-06M) – Makowka – CONA (Windows)
33. 184 Westminster Ave. (Kahn – 09-10M) – Makowka – COA (Roof)
34. 215 Pleasant Street (Gruber – 09-11P – Levy – COA (Shed)
35. 160 Westminster Ave. (Jackson – 09-12M) – Makowka – COA (Addition Revision)
36. 156 Westminster Ave. (LaFleur/Ehlert – 09-13M) – Makowka – CONA (Driveway, Steps,  
Landing)
37. 179 Westminster (Cerundolo – 09-20M) – Cohen – COA (Porch, Trim, Siding Removal)
38. 203 Lowell Street (Salocks/Stafford – 09-22M) – Makowka – COA (Addition)
39. 37 Jason Street (Lees – 09-24J) – Cohen – COA (Deck)
40. 74 Pleasant Street (St Johns – 09-25P) – Worden – COA (Sign & lighting)
41. 86 Pleasant Street (Coyner – 09-26P) – Makowka – 10 Day COA (shutters)
42. 16 Central Street (Piechota -09-28C) – Makowka – CONA (Roof)
43. 79 Crescent Hill Ave. (Diaz – 09-31M) – Makowka – COA (door removal, stoop, window)
44. 35 Central Street (Budne – 09-38C) – Makowka – CONA (Porch-Chimney-Cap)
45. 204 Pleasant Street (Sirah RT – 09-39P) – Penzenik – COA (Rear Façade Changes)
46. 147 Lowell Street (Nyberg – 09-41M) – Smurzynski – COA (Deck)
47. 23 Jason Street (Leary – 09-42J) – Makowka – CONA (Roof)
48. 148-152 Pleasant Street (White – 09-44P) – Makowka – CONA (Clapboard Siding Repair)
49. 10 Montague Street (Jirak – 09-46M) – Makowka – CONA (Garage Deck Demolition)
50. 18 Central Street (Berlinski – 09-47C) – Makowka – CONA (Roof)
51. 17 Russell Street (Makowka – 09-48R) – Cohen – COA (Front Door Window)
52. 109 Westminster Ave. (Rines/Pascale – 10-03M) – Makowka – COA (Porch)
53. 174 Westminster Ave. (Landwehr/Szaraz – 10-06M) – Makowka – CONA (Wood Window  
Repair)
54. 10 Montague Street (Jirak – 10-07M) – Makowka – COA (Railings)
55. 174 Westminster Ave. (Bush/Sheldon – 10-09M) – Makowka – CONA (Gutters)
56. 100 Pleasant Street (Shiffman – 10-10P) – Makowka - CONA (Roof)
57. 45 Jason Street (Hamilton – 10-10J) – Makowka – CONA (Roof)
58. 187 Pleasant Street (Fox – 10-11P) – Makowka – CONA (Gutters, Siding, Woodwork, Trim)
59. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door)
60. 17 Russell Street (Makowka/Spring – 10-14R) – Cohen – COA (Railing)
61. 215 Pleasant Street (Gruber – 10-15P) – Penzenik – COA (Garage Door)

62. 215 Pleasant Street (Gruber – 10-20P) – Makowka – CONA (Roof)
63. 193 Westminster (Pemsler – 10-21M) – Cohen – COA (Windows, Siding)
64. 30 Jason Street (Mallio – 10-24J) – Makowka – CONA (Porch-Steps)
65. 114 Westminster Ave. (Metzger – 10-28M) – Makowka – CONA (Shingles-Porch-Rafters)
66. 114 Westminster Ave. (Metzger – 10-29M) – Nyberg – COA (Windows)
67. 16 Avon Place (Capodanno – 10-31A) – Makowka – COA (Windows on Porch-Roof-Window)
68. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
69. 239 Pleasant Street (McKinnon – 10-33P) – Makowka – CONA (Roof)
70. 272 Broadway (Danieli-Crispin – 10-37B) – Makowka – CONA (Rear Door)
71. 123 Westminster Ave. (Urgotis – 10-38M) – Makowka – CONA (Porch Columns)
72. 272 Broadway (Danieli-Crispin – 10-39B) – Makowka – COA (Doors)
73. 272 Broadway (Danieli-Crispin – 10-40B) – Makowka – CONA (Windows)
74. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
75. 3 Westmoreland Ave. (Canty-Eng – 10-42M) – Makowka – CONA (Window Sash)
76. 246 Pleasant Street (Eykamp – 10-43P) – Makowka – CONA (Windows)
77. 14 Westmoreland Ave. (Leveille – 10-45M) – Makowka – CONA (Vinyl Siding Removal-Shingle Repair on Areas Not Visible from Public View)
78. 22-24 Avon Place (Sayigh – 10-46A) – Makowka – CONA (Door Threshold)
79. 25 Elder Terrace (Hussain – 10-47M) – Makowka – CONA (Roof, Gutters, Down Spouts)
80. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
81. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
82. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
83. 24 Jason Street (Smith-Towner – 10-54J) – Makowka – CONA (Stairs-Handrail)
84. 17 Pelham Terrace (Choi – 10-54P) – Makowka – COA (Chimney Removal)
85. 17 Pelham Terrace (Choi – 10-55P) – Makowka – CONA (Rear Door-Window-Skylights)
86. 125 Pleasant Street (Abate – 10-57P) – Makowka – CONA (Windows)
87. 160 Westminster Ave. (Jackson – 10-58M) – Makowka – CONA (Fence)
88. 1 Monadnock Road (Starks-Hopeman – 10-59P) – Makowka – CONA (Windows)
89. 7 Avon Place (Davidson – 10-60A) – Makowka – CONA (Window Repair)
90. 19 Westmoreland Ave. (Naar – 11-01M) – Makowka – CONA (Porch-Stairs-Rail-Trim)
91. 8 Wellington Street (Salvation Army – 11-02P) – Makowka – CONA (Roof) – REMOVE \_

#### BETH

92. 50 Westmoreland Ave. (Sessa – 11-04M) – Makowka – CONA (Shingles)
93. 215 Pleasant Street (Gruber – 11-05P) – Makowka – CONA (Garage Repair)
94. 187 Lowell Street (JK Construction – 11-06M) – Makowka/Cohen (New Construction)
95. 188-190 Westminster Ave. (Kokubo – 11-08M) – Penzenik – COA (Addition-Windows)
96. 69 Crescent Hill Ave. (Bush-Sheldon – 11-09M) – Makowka (Siding-Deck-Windows)
97. 114 Westminster Ave. (Fleming-Metzger – 11-10M) – Makowka – CONA (Rear Deck)
98. 163 Pleasant Street (Davidson – 11-11P) – Makowka – CONA (Fascia Board-Rafter Rails)
99. 157 Lowell Street (Stevens – 11-12M) – Makowka – CONA (Railing)
100. 69 Crescent Hill Ave. (Bush-Sheldon – 11-13M) – Nyberg – COA (Shingles/Clapboard)
101. 44 Academy Street (Gevalt/Bachrach -11-21P) – Penzenik – COA (Shed)
102. 35 Jason Street (Lynch – 11-22J) – Makowka – COA (Rear Deck and Addition)
103. 35 Central Street (Budne – 11-24C) – Makowka – CONA (Rails-Stairs-Porch)
104. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
105. 33 Russell Street (Littlewood – 11-26R) – Makowka – CONA (Porch-Gutters-Clapboards)
106. 60 Pleasant St., Unit 513 (Engels – 11-28P) – Makowka – CONA (Windows)
107. 157 Lowell Street (Stevens – 11-32M) – Makowka – CONA (Fence)
108. 187 Lowell Street (Nyberg – 11-33M) – Makowka-Cohen – COA (New Construction) - DONE
109. 60 Pleasant Street (Condo Assoc – 11-34P) – Makowka – CONA (Balconies-Facades) –
110. 23-29 Academy Street (Chiccarelli-Benn – 11-35P) – Makowka – CONA (Fence)



111. 111 Pleasant Street (Fredieu – 11-36P) – Makowka – CONA (Roof-Downspouts-Gutters-Foundation)
112. 20 Russell Street, #1 (Briggs – 11-37R) – Makowka – CONA (Windows)
113. 100 Pleasant St. #31 (Greenfield – 11-38P) – Makowka – CONA (Windows)
114. 170 Pleasant Street (Gillis-Kely – 11-39P) – Levy – COA (Basement Windows)
115. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
116. 160 Westminster Ave. (Jackson – 11-41M) – Nyberg – 10 Day COA (Shed)
117. 252 Pleasant Street (Schweich – 11-42P) – Nyberg – 10 Day COA (Walls) – Remove Per J. Worden
118. 734 Mass. Ave. (Davidson – 11-43P) – Makowka – CONA (Siding-Corner Boards)
119. 742 Mass. Ave. (Davidson – 11-44J) – Makowka – CONA (Facia)
120. 201 Pleasant Street (Kantor – 11-45P) – Makowka – CONA (Eaves-Sills-Facia)
121. 52-54 Westminster Ave. (O'Shea – 11-46M) – Makowka – CONA (Rear Deck/Porch)
122. 19 Academy Street (Masonic Lodge – 11-47P) – Makowka – CONA (Ramp on Rear)
123. 32 Academy Street (Chasteen – 11-48P) – Makowka – CONA (Windows on Rear)
124. 111 Pleasant Street (Frideau – 11-49) – Nyberg – COA (Fence)
125. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
126. 187 Westminster Ave. (Danaher-O'Brien – 11-51M) – Makowka – CONA (Roof)
127. 187 Lowell Street (Grinnell – 11-52M) – Makowka – 10 Day COA (Door and Windows)
128. 100 Pleasant Street (Addison Corner Condo – 11-54P) – Makowka – CONA (roof)
129. 23 Jason Street (Leary – 11-55J) – Makowka – CONA (Roof)
130. 82 Westminster Ave. (Ivers – 12-01M) – Makowka – CONA (Storm Windows)
131. 204 Pleasant Street (English – 12-02P **DENIAL**) – Makowka (Address Marker/Wall)
132. 20 Russell Terrace (Ulin – 12-03R) – Makowka – CONA (Fascia & Trim)
133. 30-32 Jason Street (Harris/Charest – 12-04J) – Makowka – CONA (Rear Deck/Stairs)
134. 10 Montague Street (Silverman/Stima – 12-05M) – COA (Deck Doors)
135. 55 Academy Street (Givertzman – 12-06P) – Nyberg – COA (Addition-Windows)
136. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair)
137. 23 Water Street (Whitford – 12-09R) – Baldwin – COA (Rooftop Solar Panels)
138. 15-15A Avon Place (Burke – 12-10A) – Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
139. 20 Russell Street #1 (Briggs – 12-11R) – Makowka – CONA (Rear Deck Not Visible)
140. 3 Westmoreland Ave. (Canty/Eng-12-12M) – Makowka – CONA (Wall)
141. 41 Crescent Hill Ave. (Mead – 12-13M) – Makowka – CONA (Roof)
142. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters)
143. 191 Lowell Street (Nyberg – 12-15M) – Makowka/Cohen – COA (Walls) - REMOVE
144. 21 Montague Street (Sparks – 12-16M) – Nyberg – COA (Window-Porch-Deck-Door) – REMOVE \_ COMPLETED
145. 734 Mass. Ave. (Davidson – 12-17J) – Makowka – CONA (Windows)
146. 252 Pleasant Street (Schweich – 12-18P) – Makowka – CONA (Skylights)
147. 108 Pleasant Street (Yudowitz-Wild Acres – 12-19P) – Makowka - CONA (Denial-Ramp)
148. 108 Pleasant Street (Yudowitz-Wild Acres – 12-20P) – Makowka - CONA (Roof-Shingles-Gables)
149. 239 Pleasant Street (McKinnon – 12-21P) – Makowka - CONA (Trim)
150. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Penzenik - COA (House Redesign)
151. 20 Russell Terrace (Ulin – 12-23R) – Makowka – CONA (A/C Replacement)
152. 14-16 Prescott Street (Bouboulis – 12-24R) – Makowka – CONA (Roof)
153. 30 Jason Street (Harris – 12-25J) – Makowka – CONA (Rear Windows)
154. 108 Pleasant Street (Yudowitz – 12-26P) – Makowka – CONA (Porch)
155. 252 Pleasant Street (Schweich – 12-27P) – Nyberg – COA (Windows-Decks&More)
156. 14 Jason Court (Stone – 12-28J) – Penzenik – COA (Front Vestibule)
157. 272 Broadway (Danieli/Crispin – 12-29B) - Makowka – COA (Gutters)

- 158.** 66 Pleasant Street (Fraumeni – 12-30P – Makowka – CONA (Downspouts & Gutters)
- 159.** 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles)
- 160.** 114 Westminster Ave. (Metzger/Fleming – 12-32M) – Makowka – CONA (Windows)
- 161.** 18 Wellington Street (Morrison – 12-33P) – Penzenik – COA (Gutters)
- 162.** 30 Jason Street (Harris – 12-34J) – Nyberg – COA (Window) – FINISHED \_ REMOVE
- 163.** 18 Russell Terrace (Johnecheck/Finlayson – 12-35R) – Makowka - CONA (Shed)
- 164.** 11 Wellington Street (Herold – 12-36P) – Makowka – CONA (Fence)

Meeting Adjourned 9:30pm